

Zoning Change Analysis

June 24, 2009

Z-4-2009

Utah Housing Corporation

2561 West 3360 South

R-2-6.5 to R-1-4

1.54 acres

Utah Housing Corporation is requesting a zone change for a 1.54 acre parcel at 2561 West 3360 South from R-2-6.5 (duplex residential, minimum lot size 6,500 square feet) to R-1-4 (single family residential, minimum lot size 4,000 square feet). Surrounding zones include R-2-6.5 to the north, east, and south and R-1-6 to the west. Surrounding land uses include a City park to the north, rental townhomes to the south, duplexes to the east, and single family homes to the west. The subject property is designated as medium density residential (7 to 12 units/acre) in the West Valley City General Plan. The subject property includes 10 single family detached homes built in 1998 that are currently rentals.

Attached to this report is a letter from Susan Arsdell with Utah Housing Corporation explaining why this rezone is requested. In summary, this zone change would allow the subject property to be subdivided into 10 lots so that each home would be on a separate lot. With each home on an individual lot, each home could be sold to families as originally anticipated by Utah Housing Corporation in their lease-to-own program.

Also attached to this report is a site plan showing how the property would be subdivided. The lot sizes would range from 4,379 square feet to 8,112 square feet with the average lot size being just over 6,300 square feet. While the lot size minimum and setbacks can be met, the owner will need to apply for a variance through the Board of Adjustments for the minimum lot width which is 50'.

Staff Alternatives:

- Approval of the zone change from R-2-6.5 to R-1-4.
- Continuance to address issues raised during the public hearing.